

TERRA SURVEYING

OWNER/DEVELOPER:

CREEKSIDE DEVELOPMENT GROUP, L.L.C.  
FRANK S. AKIN JR., MEMBER  
1401 BELMONT DRIVE  
HOOD RIVER, OR. 97031

FOUND 1/2" IRON RODS

FOUND 1/2" IRON ROD, LS 1028

TAX LOT 2400

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	104.50'	7.82'	N 81°01'00" W	7.82'	04°17'10"
C2	90.00'	18.21'	N 83°02'34" W	18.18'	11°35'26"
C3	15.00'	24.43'	N 42°16'08" W	21.82'	93°18'55"
C4	15.00'	24.76'	S 44°02'08" W	22.04'	94°35'08"
C5	73.54'	44.62'	S 16°27'58" E	43.94'	34°45'53"
C6	125.00'	40.12'	N 08°37'40" W	39.95'	18°23'23"
C7	125.00'	6.96'	S 19°17'28" E	6.96'	03°11'19"
C8	125.00'	25.04'	N 26°37'27" W	25.00'	11°28'42"

CALCULATED THIS POSITION BY PROPORTIONING DISTANCE ON HOOD RIVER COUNTY SURVEY #2004 009. MONUMENT SET ON HOOD RIVER COUNTY PLAT #2008-0961

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2011 038

DATE FILED: 9-28-11

BY: [Signature]

NOTE: THIS BOUNDARY LINE REPRESENTS THE WEST LINE OF THE VACATED EAST 20' OF MT. ADAMS AVENUE.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

ZONING:

URBAN HIGH DENSITY RESIDENTIAL (R-3) ZONE.

LOT ACREAGES:

LOT 1	3,861 Sq. Ft., ±
LOT 2	4,015 Sq. Ft., ±
LOT 3	4,034 Sq. Ft., ±
LOT 4	3,697 Sq. Ft., ±
LOT 5	3,697 Sq. Ft., ±
LOT 6	3,697 Sq. Ft., ±
LOT 7	3,697 Sq. Ft., ±
LOT 8	3,697 Sq. Ft., ±
LOT 9	3,697 Sq. Ft., ±
LOT 10	3,361 Sq. Ft., ±
LOT 11	3,660 Sq. Ft., ±
LOT 12	3,720 Sq. Ft., ±
LOT 13	3,720 Sq. Ft., ±
LOT 14	4,030 Sq. Ft., ±
LOT 15	4,063 Sq. Ft., ±
LOT 16	3,714 Sq. Ft., ±
LOT 17	4,798 Sq. Ft., ±
LOT 18	3,422 Sq. Ft., ±

ACREAGE:

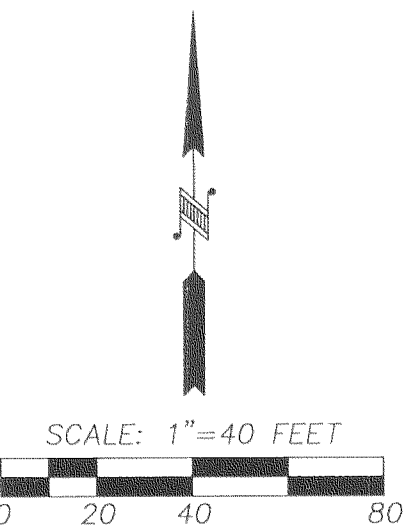
THE TOTAL AREA OF THE REPLAT OF CREEKSIDE SUBDIVISION CONTAINS 128,625 SQUARE FEET, MORE OR LESS.

TRACT A = 19,460 SQ. FT. ±  
TRACT B = 19,800 SQ. FT. ±

TOTAL = 39,260 SQ. FT. ±

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, MARKED LS 72306
  - ⊙ FOUND 5/8" X 30" IRON ROD WITH 1 1/2" ALUMINUM CAP, STAMPED TERRA LS 72306
  - ◆ FOUND BRASS SCREW AND WASHER LS 72306
  - ⊙ REFERENCE MONUMENT FOUND 1' NORTH OF TRUE CORNER (5/8" X 30" IRON ROD LS 72306)
  - ⊠ SET SCREW WITH BRASS WASHER LS 72306
  - FOUND 5/8" IRON ROD L.S. 72306, UNLESS NOTED ON PLAT.
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - ⋯ PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT
  - ⋯ OPEN SPACE
  - P.U.E. PRIVATE UTILITY EASEMENT
- NOTE ON C3 AND C4: THE REFERENCE MONUMENT MEASURES 14' TO RADIUS POINT.



BASIS OF BEARING:  
HOOD RIVER COUNTY PLAT 2008-#0961

THIS PORTION OF THE VARIABLE WIDTH PEDESTRIAN EASEMENT TO BE CONSTRUCTED WITHIN THE OPEN SPACE AREA AT A LATER DATE.

THE PORTION OF THIS PLAT LYING NORTH OF HENDERSON CREEK WAS PART OF THE REMAINDER PORTION OF THE ORIGINAL CREEKSIDE PHASE 1 SUBDIVISION AND IS NOW BEING PLATTED ALONG WITH THIS REPLAT.

TEMPORARY FIRE DEPARTMENT TURN-A-ROUND EASEMENT. DOC. # 2011-02813

NEW: VARIABLE WIDTH PUBLIC PEDESTRIAN EASEMENT MORE OR LESS WITHIN THE 10' "NO BUILD" SET BACK.

P.U.E. NOTE: THIS PRIVATE UTILITY EASEMENT MAY BE USED FOR SANITARY SEWER LINES SERVING LOTS 17 AND 18.

LINE	BEARING	DISTANCE
L1	N 01°09'43" E	7.00'
L2	N 01°09'43" E	19.32'
L3	N 47°48'19" E	3.30'
L4	N 25°48'11" E	14.51'
L5	S 06°35'13" W	19.69'
L6	S 08°10'30" E	15.84'
L7	N 01°09'43" E	14.76'
L8	S 88°52'18" E	7.61'
L9	N 86°22'01" E	36.79'
L10	S 73°17'11" E	23.41'
L11	N 60°58'16" E	17.01'
L12	S 78°47'15" E	21.60'
L13	S 43°15'14" E	11.88'
L14	N 85°14'09" E	14.30'
L15	N 24°04'49" E	36.35'
L16	N 59°40'30" E	29.13'
L17	N 76°14'44" E	47.61'
L18	S 13°24'11" W	20.06'
L19	N 61°07'08" E	3.72'
L20	N 05°02'13" W	9.96'
L21	N 10°13'41" W	33.23'
L22	N 53°54'46" E	12.94'
L23	N 79°48'16" E	25.50'
L24	S 60°15'47" E	29.87'
L25	S 42°36'44" W	12.03'
L26	S 13°54'51" W	15.85'
L27	S 51°22'38" W	11.62'
L28	S 31°19'06" W	21.76'
L29	S 57°00'47" W	23.92'
L30	N 82°46'01" E	17.72'
L31	S 64°20'14" W	14.18'
L32	S 86°52'47" W	4.65'
L33	S 57°00'21" W	30.64'
L34	S 52°48'25" W	17.05'
L35	N 00°33'05" E	15.00'
L36	N 00°34'02" E	9.38'
L37	S 33°13'51" E	26.24'
L38	S 33°28'10" E	30.21'
L39	N 00°34'08" E	9.88'
L40	N 88°50'20" W	8.23'
L41	N 17°52'48" E	22.10'

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By [Signature] Deputy

FOUND 3 1/4" U.S.C.E. BRASS CAP @ QUARTER CORNER BETWEEN SECTIONS 27 & 34.

FOUND 1/2" IRON ROD OF RECORD

NOTE: THIS LINE REPRESENTS 6 FEET DEDICATED FOR PUBLIC RIGHT OF WAY ON HOOD RIVER PLAT #2008-0961.

P.O.B AND INITIAL POINT. 5/8" IRON ROD L.S.72306

FOUND 3 1/4" BRASS CAP AT THE SECTION CORNER.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2011

TERRA SURVEYING

DATE REMONUMENTED: AUG 24, 2011  
SCALE: 1" = 40'  
PROJECT: 10007  
ASSESSORS MAP: 3N-10E-27D  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
terra@gorge.net  
www.terrasurveying.com

RE-PLAT OF CREEKSIDE SUBDIVISION PHASE 1  
TOGETHER WITH A PORTION OF THE REMAINDER  
CREEKSIDE PHASE 1 P.U.D.

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

BEING LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS DISK AT THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 88°50'20" WEST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00°33'05" EAST A DISTANCE OF 490.03 FEET; THENCE NORTH 88°54'23" WEST A DISTANCE OF 482.20 FEET; THENCE SOUTH 00°32'00" WEST A DISTANCE OF 489.45 FEET TO A 1/2" REBAR; THENCE SOUTH 88°50'20" EAST A DISTANCE OF 482.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION INURED HERETO BY REASON OF THE VACATION OF A PORTION OF 30TH STREET, VACATED BY ORDINANCE 1888, FILED AS MICROFILM NO. 20050208 ON JANUARY 14, 2005.

Signature of Erik M. Carlson, PLS 72306

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT CREEKSIDE DEVELOPMENT GROUP, L.L.C. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "CREEKSIDE PHASE 1 P.U.D.". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND FRANK AKIN AS THE MANAGING MEMBER, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS, STORM WATER DETENTION AREA, OPEN SPACE, TRAIL WITH PEDESTRIAN EASEMENT AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

Signature of Frank S. Akin Jr., MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON )
)SS.
COUNTY OF HOOD RIVER )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF September, 2011, FRANK S. AKIN JR. AS MANAGING MEMBER OF THE CREEKSIDE DEVELOPMENT GROUP, L.L.C.

Signature of Melissa Fowler, NOTARY

COMMISSION NUMBER: 429597
MY COMMISSION EXPIRES: 6-15-2012

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "CREEKSIDE PHASE 1 P.U.D.". IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Signature of Hood River County Director of Budget and Finance, Treasurer/Tax Collector

Signature of Hood River County Director of Records and Assessments

RECORDING INFORMATION:

PLAT NUMBER 2011-02814
INSTRUMENT RECEIVED ON THE 21st DAY OF September, 2011 AT 9:11 A.M.

Signature of Leah Hlay, HOOD RIVER COUNTY CLERK

APPROVALS:

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF September, 2011. Signature of Hood River County Surveyor

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF SEPTEMBER, 2011. Signature of City Engineer, City of Hood River

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 12th DAY OF SEPTEMBER, 2011. Signature of Fire Marshal, City of Hood River

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 12th DAY OF SEPTEMBER, 2011. Signature of Planning Director, City of Hood River

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF September, 2011. Signature of Recorder, City of Hood River

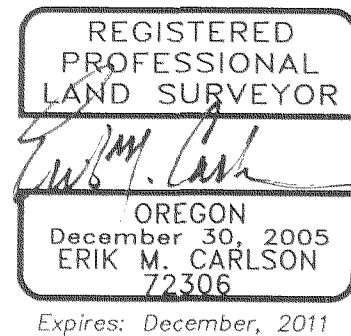
THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF September, 2011. Signature of Mayor, City of Hood River

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CREEKSIDE PHASE 1 P.U.D. TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE No. 2011-02812, RECORDED Sept. 21, 2011, HOOD RIVER COUNTY DEED RECORDS.

NOTE ABOUT HOMEOWNERS ASSOCIATION:

THERE ARE A VARIETY OF EASEMENTS THAT ARE SHOWN ON PAGE 1 OF THIS PLAT. THE MAINTENANCE AND RESTRICTIONS ON OPEN SPACE, PRIVATE DRIVE, PUBLIC UTILITY EASEMENTS AND PUBLIC USE EASEMENT AREA ARE TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2011. Signature of Hood River County Commissioner Chairman

THE PLAT OF "CREEKSIDE PHASE 1 P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2011. Signature of Hood River County Commissioner

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OWNER/DEVELOPER:

CREEKSIDE DEVELOPMENT GROUP, L.L.C. FRANK S. AKIN JR., MEMBER 1401 BELMONT DRIVE HOOD RIVER, OR. 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2011 038

DATE FILED: 9-28-11

Signature of Surveyor

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE ORIGINAL 37 LOT SUBDIVISION INTO A 18 LOT P.U.D. THE ORIGINAL LOT BEING ON A PORTION OF TAX LOT 2200 OF HOOD RIVER TAX ASSESSORS MAP 3N 10E 27D. THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF HOOD RIVER COUNTY SURVEY NO. 2008-021, WHICH IS ALSO THE SOUTH LINE OF SECTION 27. THE BOUNDARY SHOWN HAS BEEN SURVEYED AND MONUMENTED IN REFERENCE SURVEYS #89036 AND 2004-009. MEASUREMENTS AND MONUMENTS AGREED WITH OUR FIELD TIES. TAX LOTS 2200 AND 2400 HAD A BOUNDARY ADJUSTMENT COMPLETED IN DECEMBER OF 2003 WITH A SURVEY FILED WITH THE COUNTY SURVEYOR ON MARCH 3RD 2004. THERE WERE SOME SLIGHT DISCREPANCIES IN THE DEED DISTANCES SHOWN ON THE HISTORIC SURVEYS

THE MONUMENTS WERE FIELD CHECKED AS SHOWN ON THIS PLAT. AT THE NORTHEAST CORNER OF THE ERWIN & WATSON'S 2ND ADDITION WE FOUND A 5/8" IRON ROD BURIED 1/2 FOOT DOWN AT THE SOUTH 1/16TH CORNER AS MENTIONED IN CS#2004-009, THIS WAS NOTED AS A BRASS CAP FOUND IN CS#80022 AND A 1/2" IRON ROD FOUND ON CS#2006-025. THIS AREA WAS SEARCH CAREFULLY FOR A SECOND MONUMENT WHICH WE DID NOT FIND. MEASUREMENTS MATCHED PREVIOUS RECORD DISTANCES WITHIN TOLERANCES.

THE MONUMENTATION OF THE REPLAT IS AS SHOWN AND THE ORIGINAL CREEKSIDE SUBDIVISION MONUMENTS ARE DEPICTED WITH AN OPEN CIRCLE AS THE LEGEND INDICATES.

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 2008021
HOOD RIVER COUNTY SURVEY NO. 2006025
HOOD RIVER COUNTY SURVEY NO. 2004009
HOOD RIVER COUNTY SURVEY NO. 2003071
HOOD RIVER COUNTY SURVEY NO. 89036
HOOD RIVER COUNTY SURVEY NO. 80022
HOOD RIVER COUNTY BOOK 16 OF DEEDS, PAGE 343.
HOOD RIVER COUNTY BOOK 16 OF DEEDS, PAGE 483.
HOOD RIVER COUNTY BOOK 21 OF DEEDS, PAGE 107.
HOOD RIVER COUNTY BOOK 27 OF DEEDS, PAGE 28.
HOOD RIVER COUNTY BOOK 57 OF DEEDS, PAGE 571.
HOOD RIVER COUNTY BOOK 57 OF DEEDS, PAGE 574-575.
HOOD RIVER COUNTY MICROFILM NO. 820881.
HOOD RIVER COUNTY MICROFILM NO. 741554.
HOOD RIVER COUNTY MICROFILM NO. 20052876.
HOOD RIVER COUNTY MICROFILM NO. 712209.
HOOD RIVER COUNTY MICROFILM NO. 20054223.
HOOD RIVER COUNTY MICROFILM NO. 20062066.
HOOD RIVER COUNTY MICROFILM NO. 20065575.
HOOD RIVER COUNTY MICROFILM NO. 20050208.
PLAT OF ERWIN & WATSON'S SECOND ADDITION FILED AUGUST 8TH 1890

EASEMENTS:

- HOOD RIVER COUNTY DEED BOOK 16 OF DEEDS, PAGE 343 AND 483. SHOWS IN 1922 THERE WAS A RIGHT TO A SPRING WHICH MAY OR MAY NOT EXIST.
HOOD RIVER COUNTY DEED BOOK 21, PAGE 107, ROADWAY EASEMENT FOR PROPERTY TO THE NORTH.
HOOD RIVER COUNTY DEED BOOK 27, PAGE 28, WATER/FLUME RIGHTS, LOCATION NOT SPECIFIED.
HOOD RIVER COUNTY DEED BOOK 57, PAGE 571, PACIFIC POWER AND LIGHT COMPANY RIGHT OF WAY NORTH OF VACATED MT. HOOD AVENUE.
HOOD RIVER COUNTY DEED BOOK 57, PAGE 574, RIGHTS TO USE ROADWAY
HOOD RIVER COUNTY DEED BOOK 71, PAGE 664, WATER PIPELINES LOCATION UNKNOWN, ROADWAYS AND PURPOSES OF INGRESS AND EGRESS.
HOOD RIVER COUNTY DEED #820881, ICE FOUNTAIN WATER DISTRICT.
HOOD RIVER COUNTY DEED #712209, CITY SEWER LINE EASEMENT IS IN THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 27 WHICH DOES NOT EFFECT THIS PROPERTY.
HOOD RIVER COUNTY DEED #741554, WATER PIPELINES IN USAGE ALONG THE EASE SIDE OF SAID PROPERTY. LOCATIONS UNKNOWN ON MISCELLANEOUS PIPELINES.

NOTE: As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorders office.

TERRA SURVEYING

DATE: AUGUST 24, 2011
SCALE: 1" = 40'
PROJECT: 10007
ASSESSORS MAP: 3N-10E-27D
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
terra@gorge.net
www.terralandsurveying.com

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By Leah Hlay Deputy

RE-PLAT OF CREEKSIDE SUBDIVISION PHASE 1 TOGETHER WITH A PORTION OF THE REMAINDER CREEKSIDE PHASE 1 P.U.D.